



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Agenda
Lower Level Conference Room
December 8, 2015 1:30pm

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – November 3, 2015

D. APPLICATIONS

PREVIOUSLY POSTPONED CASES

- 1. APPLICATION: Scioto Meadows (Ashwood Glen) | Development Plan**
Project Number: 201506010039
Location: 6524 Jackson Pike, located on the east side of Jackson Pike, 800± feet north of Scioto Meadows Boulevard (040-008543).
Proposal: The development of 52 residential units on approximately 7.6 acres of land.
Applicant: Redwood Acquisitions, Inc., c/o James Frey; 23775 Commerce Park, Suite 7; Beachwood, Ohio 44122.
- 2. APPLICATION: Jimmy Johns Sandwiches | Special Use Permit (Drive-Thru)**
Project Number: 201509280069
Location: 3041 Turnberry Court, located at the northwest corner of Turnberry Court and Home Road (040-014277).
Proposal: A Special Use Permit to allow for a drive-thru.
Applicant: Jai Shiv Shanker, LLC; c/o Pravin Patel; 6202 Temple Ridge Drive; Hilliard, Ohio 43026.

NEW CASES

- 3. APPLICATION: 3927-3937 Front Street | Rezoning R-2 and IND-1 to PUD-C**
Project Number: 201510210079
Location: 3927-3937 Front Street, located at the southwest corner of Front Street and Grant Avenue (040-000758 & 040-000015).
Proposal: To rezone approximately 0.32 acres of land from R-2, Residential and IND-1, Industrial Districts to PUD-C, Planned Unit Commercial Development District.
Applicant: Vera Shoaf; 1640 Chestnut Farms Loop; Grove City, Ohio 43123.
- 4. APPLICATION: Buckeye Parkway Retail | Special Use Permit (Outdoor Seating)**
Project Number: 201510260080
Location: 4145 Buckeye Parkway, located on the west side of Buckeye Parkway, 385± feet south of Stringtown Road (040-014312).
Proposal: An outdoor seating area which will accommodate approximately 24 seats.
Applicant: Red Architecture and Planning, c/o Briana Borkowski; 855 Grandview Avenue, Suite 295; Columbus, Ohio 43215.

- 5. APPLICATION: Home Road | Rezoning R-1 (Residential) to IND-1 (Industrial)**
Project Number: 201511020082
Location: 000 Home Road & 2550 Home Road, located on the north side of Home Road, 675± feet east of Turnberry Court (040-008688 & 040-008689).
Proposal: To rezone 7.375 acres of land from R-1, Residential District to IND-1, Industrial District.
Applicant: Kirk Williams Company, c/o Laura MacGregor Comek; 300 E. Broad Street, Suite 450; Columbus, Ohio 43215.
- 6. APPLICATION: 3448 Park Street | Lot Split**
Project Number: 201511160083
Location: 3448 Park Street, located on the north side of Park Street, 280± feet west of Broadway (040-000109).
Proposal: To split approximately 95 feet out of the rear portion of the property.
Applicant: City of Grove City; 4035 Broadway; Grove City, Ohio 43123.
- 7. APPLICATION: 3454 & 3460 Park Street | Lot Split**
Project Number: 201511160084
Location: 3454 & 3460 Park Street, located on the north side of Park Street, 320± feet west of Broadway (040-000110 & 040-000111).
Proposal: To split approximately 95 feet out of the rear portion of the properties.
Applicant: City of Grove City; 4035 Broadway; Grove City, Ohio 43123.
- 8. APPLICATION: 4895 Hoover Road | Lot Split**
Project Number: 201511170085
Location: 4895 Hoover Road, located on the west side of Hoover Road, 300± feet south of Hoover Crossing Way (040-004955).
Proposal: To split 0.358 acres out of a 19.513 tract of land.
Applicant: City of Grove City; 4035 Broadway; Grove City, Ohio 43123.
- 9. APPLICATION: Derby Square | Certificate of Appropriateness**
Project Number: 201511230086
Location: 2161 – 2263 Stringtown Road, located on the south side of Stringtown Road (040-007496).
Proposal: To appeal a denied Certificate of Appropriateness application to place and operate an attended donation pod and collection bin.
Applicant: Savers Inc., c/o Buddy Grimmer; 11400 SE 6th Street, Suite 200; Bellevue, Washington 98004.
- 10. APPLICATION: 3464 Park Street | Lot Split**
Project Number: 201512010087
Location: 3464 Park Street, located on the north side of Park Street, 400± feet west of Broadway (040-000112).
Proposal: To split approximately 95 feet out of the rear portion of the property.
Applicant: City of Grove City; 4035 Broadway; Grove City, Ohio 43123.